

\$200,000 - 2964 Bay St Lawrence Road, St. Margaret Village

MLS® #202306804

\$200,000

Bedroom, Bathroom, 3,202 sqft
Commercial Sale on 2.00 Acres

N/A, St. Margaret Village, NS

A unique Commercial Opportunity- What was once a CO-OP Grocery Store, liquor, and general store in the heart of this growing residential area is available. Superb potential for a Business and many opportunities to provide to the local community and attract tourists. The opportunities are endless and much potential for this community. Bay St. Lawrence is a picturesque fishing village nestled at the tip of Cape Breton Island with breathtaking views of the Gulf of St. Lawrence, Cabot Strait, and the Highlands mountains. The sense of family, attachment to the community, and our spirit of hard work are what influence the lives of many in the Bay. The building was built in 1976, there was a new septic tank installed in 2021, a new roof, new siding, also a drilled well in the last 5 years. The building was renovated last year to construct a new office space and a rental area for Canada Post. Since the 1800s, when Bay St. Lawrence was founded as a small Scottish settlement, people of all backgrounds have been welcomed to the Village and have contributed to our Celtic heritage and people came to fish and farm. Currently, visitors make their way to Bay St. Lawrence to hike the magnificent mountains which stretch high. The village is appealing to anyone loving the outdoors. Many love to kayak and experience our coastline, to view firsthand, the rugged cliffs, amazing shores, and hospitality.



Opportunities to explore the whale watch tours for a chance to experience long-fin whales just a mile off the Bay St. Lawrence wharf. The community offers Celtic music festivals and events where local fiddlers play traditional tunes. The fishermen are happy to sell lobster, crab, sole, and halibut, caught fresh daily. Absolutely delicious, fresh seafood is also available in our local restaurant. The residents of Bay St. Lawrence welcome you to our community, experience the whales or relax while listening to the local fiddle music while watching the amazing sunsets.

Built in 1976

Essential Information

MLS® #	202306804
Price	\$200,000
Square Footage	3,202
Acres	2.00
Year Built	1976
Type	Commercial Sale
Sub-Type	Business
Status	Closed
Date Sold	February 8th, 2024

Community Information

Address	2964 Bay St Lawrence Road
Area	Cape Breton
District	209-Victoria County / Baddeck
Sub-District	N/A
City	St. Margaret Village
County	Victoria
Province	NS
Postal Code	B0C 1R0

Amenities

Utilities	Cable Connected, Electricity Connected
Parking	Public Parking, Paved

Interior

Heating Furnace, Ductless

Exterior

Lot Description Under 0.5 Acres, Visual Exposure

Roof Asphalt

Additional Information

Zoning Commercial

Listing Details

Listing Office EXP Realty of Canada Inc.

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Listing information last updated on November 4th, 2025 at 11:02pm AST